

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, AUGUST 26, 2014
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, AUGUST 26, 2014 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. UNFINISHED BUSINESS:

- 1. ZONING DOCKET 072/14 - Request by VIRANI SULEMAN for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at an existing reception hall in a C-2 General Commercial District and an HUC Highway Urban Corridor District overlay, on Section 24, Lot Z, in the Third Municipal District, bounded by the Interstate 10 Service Road, Read Boulevard, Lake Forest Boulevard, and Wright Road. The municipal address is 10040 I-10 SERVICE ROAD. (PD 9) (VM) (DEFERRED FROM THE AUGUST 12, 2014 MEETING)**

B. NEW BUSINESS:

- 1. ZONING DOCKET 075/14 – Request by CITY COUNCIL MOTION M-14-304 for a Conditional Use to permit a neighborhood center in an RD-2 Two-Family Residential District, on proposed Square 11, proposed Lot 1 (as designated on the survey prepared by Dufrene Surveying & Engineering, Inc., dated June 3, 2014), in the Fifth Municipal District, generally bounded by Constitution, Hebert, O’Bannon, and Guadal Canal Streets. The municipal address is 2220 CONSTITUTION STREET. (PD 12) (SK/GM)**

2. **ZONING DOCKET 076/14** – Request by EMBLEM RESTAURANT GROUP, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant in an LB-1 Lake Area Neighborhood Business District and an LADC Lake Area Design Corridor Overlay District, on Square 14, Lots 49 through 54, in the Seventh Municipal District, bounded by West Harrison Avenue, Fleur De Lis Drive, Pontchartrain Boulevard, and 22nd Street. The municipal address is 244 WEST HARRISON AVENUE. (PD 5) **(NK/DG/VM)**

3. **ZONING DOCKET 077/14** – Request by PARK SOUTH, LLC for an amendment to Ordinance No. 23,692 MCS (Zoning Docket 036/09, which established a conditional use to permit a parking lot with the restoration of a non-conforming outdoor general advertising sign in a CBD-2 Central Business District) to extend the period of validity of the conditional use, as required by Article 11, Section 11.28.3(b) of the Comprehensive Zoning Ordinance, on Square 158, Lots 7 or 9, 5 or 10, 1 or 11, 7, 8, 1, A, C, B, 2, 5 or 1, 4 or 2, 3, 6 or 1, A 19, 4 or 17, B 18, 8 or 16, and 1 or 19 or 12, in the Second Municipal District, bounded by Canal, Iberville, Marais, and North Villere Streets. The municipal address is 1539 CANAL STREET. (PD 1A) **(DS/VM)**

4. **ZONING DOCKET 078/14** - Request by CONGREGATION OF ST HENRY ROMAN CATHOLIC CHURCH for the rescission of Ordinance No. 24,496 MCS (Zoning Docket 027/11, which established a conditional use to permit a commercial child care center in an RM-2 Multiple-Family Residential District) and a new conditional use to permit a school in an RM-2 Multiple-Family Residential District, on Square 203, Lot 21A, in the Sixth Municipal District, bounded by General Pershing Street, Constance Street, Napoleon Avenue and Magazine Street. The municipal address is 812 GENERAL PERSHING STREET. (PD 2) **(SK/DG/VM)**

5. **ZONING DOCKET 079-14** - Request by ADAM E. FARRINGTON AND AMY K. FARRINGTON for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District and a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant, on Square 176, Lot A or A8, in the Third Municipal District, bounded by Independence, Dauphine, Congress, and Royal Streets. The municipal address is 742 INDEPENDENCE STREET. (PD 7) **(EA/JT)**

6. **ZONING DOCKET 080/14** - Request by LOWER 9TH WARD CENTER FOR SUSTAINABLE ENGAGEMENT AND DEVELOPMENT for a Zoning Change from an RD-3 Two-Family Residential District to a B-1 Neighborhood Business District, on Square 117, Lot 5 or 1, in the Third Municipal District, bounded by Chartres, Lizardi, Eganias, and Royal Streets. The municipal address is 5227 CHARTRES STREET. (PD 8) **(JT)**

C. ZONING/PLANNING MATTERS:

1. **DESIGN REVIEW 089-14** – Request by JAMES MOISES to appeal the Lafitte Greenway Revitalization Corridor Interim Zoning District, **Article 18, Section 18.63** of the Comprehensive Zoning Ordinance, to permit storage and wholesale distribution of fine wines in an LI Light Industrial District, on Square 328, Lot B, in the Second Municipal District, bounded by St. Louis, N. Rocheblave, Conti and N. Dorgenois Streets. The municipal address is 2500 ST. LOUIS STREET. (PD 4) **(KB)**
2. **SUBDIVISION DOCKET 076/14** – Request by JET CONSTANCE, LLC to resubdivide an undesignated lot into Lots A and B, Square 140, in the First Municipal District, bounded by Magazine, Thalia, Erato and Constance Streets. The municipal addresses are 1245 CONSTANCE STREET and 1015-17 THALIA STREET. (PD 2) **(EA)**
3. **SUBDIVISION DOCKET 077-14** – Request by 4100 DAVEY STREET, LLC to resubdivide an undesignated lot into Lots A through J, Square 2869B, Bayou Park, in the Third Municipal District, bounded by Davey Street, Harrison Avenue and Bayou St. John. The municipal addresses are unassigned. (PD 4) **(SK)**
4. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(AB)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the August 12, 2014 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RR/ab